Summary - Industrial Zoning Text Amendments 4-11-13

Draft Zoning Code amendments pertaining to industrial districts and uses reflect policies in the *Saint Paul Comprehensive Plan*, support the purpose of industrial districts for employment and economic activities, provide for efficient land use and aesthetic quality, and bring the code up-to-date, incorporating Planning Commission determinations of similar use in recent years. The draft amendments include the following:

- 1. Amend Table 66.521, *Principal Uses in Industrial Districts*, to support the primary intent and purposes of industrial districts for employment and economic activities, add uses to reflect Planning Commission determinations of similar use in recent years, and provide better cross-references to specific land use definitions and development standards in Chapter 65 of the Zoning Code.
- **2.** Tighter standards in § 65.143, *Mixed residential and commercial use*, to provide greater protection for the primary economic and employment functions of industrial districts as called for in the *Comprehensive Plan*, while continuing to provide for mixed residential uses of upper floors, also consistent with the *Comprehensive Plan*.
- 3. Rename and amend the intent language for the IT Transitional Industrial District (currently IR Light Industrial Restricted District) to better reflect how this district is used and distinguish it from the other industrial districts.
- **4.** Retain the I3 district (currently I3 Restricted Industrial District) as the I3 Heavy Industrial District, a more commonly used term to describe this type of district that distinguishes it from the IR Light Industrial *Restricted* District. Continue to permit uses currently permitted only in the I3 district as they are currently permitted only in the I3 district.
- **5.** Amend Chapter 65, Land Use Definitions and Development Standards, based on Planning Commission determinations of similar use in recent years. Provide consistent language for separation requirements for industrial uses, protecting the primary economic and employment functions of industrial districts as called for in the Comprehensive Plan by avoiding separation requirements from residential uses located within industrial districts.
- 6. Amend Table 66.531, *Industrial District Dimensional Standards*, to remove floor area ratio (FAR) limits that may artificially limit improvements in job density, employment, tax base and land use efficiency called for in the *Comprehensive Plan*. Remove the 3 story height limit in the IT Transitional Industrial District, keeping the existing 50 foot height limit. (With height limits in feet, FAR limits and the 3 story height limit in the IT district are unnecessary. Traditional neighborhood districts and the other industrial districts do not limit the number of stories, but rather only limit height in feet.)
- 7. Amend § 66540, *Required Conditions* for industrial districts, to provide design standards specifically tailored to the IT Transitional Industrial District (there is now just a reference to some traditional neighborhood district design standards), and add some basic design standards for the I1 Light Industrial District.